



45 Wellington Street
Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors
Part of the Bagshaws Partnership

45 Wellington Street

Leek
ST13 5EH

This one bedroom property is conveniently located within walking distance of Leek town centre on a popular residential street.

You're welcomed into the property through the Living Room, having access to the kitchen and first floor.

The well presented kitchen is equipped with a range of base and eye level units, electric hob, integral oven and extractor fan.

To the first floor is a double bedroom and a bathroom. The bathroom comprises of a panel bath, low level W.c and pedestal wash hand basin.

Externally the rear garden offers low maintenance paved and artificial grassed areas and a wooden shed.

We think the property will appeal to first time buyers or potentially landlords.

Offered for sale with No Upward Chain involved, a viewing is highly recommended to appreciate this home's location and further potential.



Offers In The Region Of £115,000



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Leek - 01538 383344



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General Information

Living Room 11'11 x 10'11 (3.63m x 3.33m)

Radiator. Meter cupboard.

Kitchen / Diner 13'6 x 10'10 (4.11m x 3.30m)

Wall and base units. Stainless steel sink unit with drainer and mixer tap. Electric hob and oven with extractor unit above. Radiator. Plumbing point. Rear door. Stairs off. Wall mounted boiler.

First Floor

Landing Area

Access to:

Bedroom 12' x 10'10 (3.66m x 3.30m)

Built-in storage cupboards.

Bathroom 7'7 x 8' (2.31m x 2.44m)

Bath with feeder shower over. W.c. Wash basin. Heated towel rail.

Outside

Externally the rear garden offers low maintenance paved and artificial grassed areas and a wooden shed.

Fixtures and Fittings

Only those fixtures and fittings referred to in the sale particulars are included in the purchase price. Bury & Hilton have not tested any equipment, fixtures, fittings or services and no guarantee is given that they are in good working order.

Mobile Network Coverage

The property is well-situated for mobile signal coverage and is expected to be served by a broad range of providers. Prospective purchasers are encouraged to consult the Ofcom website (<https://www.ofcom.org.uk>) to obtain an estimate of the signal strength for this specific location.



Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way, easements and wayleaves whether or not defined in these particulars.

Tenure and Possession

The property is sold freehold with vacant possession granted upon completion.

Viewing

Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office on 01538 383344.

Agents Notes

Bury & Hilton have made every reasonable effort to ensure these details offer an accurate and fair description of the property. The particulars are produced in good faith, for guidance only and do not constitute or form an offer or part of the contract for sale. Bury & Hilton and their employees are not authorised to give any warranties or representations in relation to the sale and give notice that all plans, measurements, distances, areas and any other details referred to are approximate and based on information available at the time of printing.



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